



FARMINGTON CITY

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City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson –City Planner

Date: May 16, 2017

SUBJECT: REQUEST FOR GENERAL PLAN AMENDMENT ADOPTING THE NORTH
STATION SMALL AREA MASTER PLAN
Applicant: Farmington City

RECOMMENDATION

- A. Hold a Public Hearing;
- B. Move that the City Council amend the General Plan adopting the enclosed North Station Small Area Master Plan as an element of its General Plan, subject to all applicable Farmington City ordinances.

Findings for Approval

1. The proposed North Station Small Area Master Plan was completed through a design charrette involving unanimous stakeholder consensus.
2. The stakeholders included the majority of property owners within the project area, neighboring property owners to the project area, the City, the County, and Chartwell Capital.
3. The Planning Commission has held a public hearing on multiple recommendations from the North Station Small Area Master Plan, including removing the large footprint building provision, and amending the regulating plan and related block size, and the City Council approved the requested modifications to Chapter 18 of the Zoning Ordinance.
4. The proposed North Station Small Area Master Plan is consistent with the stated intent and purpose of the Farmington City General Plan and Zoning Ordinance for this district; including a fine grained mix of uses such as office, retail, and residential, an emphasis on bringing activity to the street and enhancing walkability, placing parking to the rear of buildings, creating public spaces and nodes, enhancing open space and connectivity, providing a live/work/play environment, and providing a diverse employment base for the City and County.
5. The proposed North Station Small Area Master Plan has a good balance of residential and retail that will support the primary office use, which is the overarching intent of the OMU zone.
6. The North Station Small Area Master Plan proposes a nuanced continuum of development intensity with lower intensity development to the west, higher intensity development in the middle and along major roads, and commercial along the freeway and arterial roads, such as Shepard Lane, Burke Lane, and 1100 West. The continuum of development intensity provides a buffer between existing residential neighborhoods to

- the west, and places the highest intensity development near the future Shepard Lane interchange and I-15 to the east.
7. The fine-grained mixture of uses proposed in the North Station Small Area Master Plan creates an office park that is unique to the State of Utah and will create a vibrant employment base for Davis County that fosters a live/work/play environment.
 8. The proposed North Station Small Area Master Plan will help to diversify and balance the City's tax structure through expanding its commercial property tax base, instead of relying too heavily on residential property and commercial sales tax.
 9. The proposed North Station Small Area Master Plan does not grant vesting to any property owners within the project area; rather, it is a guiding document that will inform the development of the mixed-use employment district into the future.

BACKGROUND

In November of 2016, Chartwell Capital and the City contracted with Urban Design Associates (UDA) to conduct a planning charrette that produced a conceptual master plan for the 220+ acres of property north of Shepard Creek, west of the UP tracks, east of the D&RG trail, and south of Shepard Lane. The charrette process involved receiving input from a number of stakeholders, including property owners within and adjacent to the project area, city staff, local elected officials, and representatives from Chartwell Capital. The end result was a master plan document intended to guide and inform the development of the future mixed-use office park.

Chartwell Capital has now applied for Project Master Plan (PMP) and it is currently under review by the SPARC and DRC. Thus far, the proposed PMP is consistent with the final results of the UDA charrette and the Regulating Plan zone text amendments that the Planning Commission recommended at the April 20th meeting. Initially, as part of the Regulating Plan amendments, staff felt it prudent to present a conceptual land use plan prior to the Planning Commission and City Council's review of the *entire* PMP application to allow for a more thorough and detailed review of the PMP by staff, while also getting a clear vote on component elements within the PMP, specifically the land uses proposed as it relates to the amount of high density residential, and related phasing of the PMP. However, after discussing the matter with the City Attorney, it was recommended that instead of conceptual land use approval, the City pursue a small area master plan for the project area as an amendment to the General Plan. The small area master plan would be adopted by ordinance as a part of the General Plan and would better guide the future development of this mixed-use office area moving forward; this would include the proposed uses, densities, and general building layout.

The results of the UDA charrette have been included in their entirety, and will be the document memorialized as an element of the General Plan through an enabling ordinance.

The Planning Commission reviewed the North Station Small Area Master Plan at their 5.4.17 meeting, and recommended that the City Council approve the plan with a few minor changes that are reflected in the above staff report and Exhibit A; these changes included removing the last page of the plan that referenced permitted and unpermitted uses in the project area. The Planning Commission felt that a page specifying uses, even as a suggestion, is more consistent with the Zoning Ordinance, and not the General Plan. Much of the discussion for the small area master plan was centered around the uses, and the intensity of uses in the plan; they were uncomfortable granting vesting to a project of this magnitude.

However, the Commission came to understand that the General Plan does not grant vesting and is a visioning document, intended to guide future Planning Commissions and City Councils as specific project master plans come in for application, much like the Downtown Master Plan, Transportation Master Plan, Affordable Housing Plan, Active Transportation Plan, and Trails Master Plan.

Supplemental Information

1. Vicinity Map
2. North Station Small Area Master Plan
3. Enabling Ordinance

Respectfully Submitted

Review & Concur

Eric Anderson
City Planner

Dave Millheim
City Manager